

43-2-120

# 4196

new # 38-131

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS

000187

TRANSFER  
TAX  
PAID

That Gerald E. Roy and Mary C. Roy, of Waterville, in the County of Kennebec, and State of Maine in consideration of ONE (\$1.00) DOLLAR and other valuable considerations, paid by John G. Rizzo, of Augusta, County of Kennebec, and State of Maine, and Frank A. Rizzo, of Belgrade Lakes, County of Kennebec, and State of Maine with a mailing address of RR #2, Box 650, Manchester, Maine 04351, the receipt whereof we do hereby acknowledge, do hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY unto the said John G. Rizzo and Frank A. Rizzo, their heirs and assigns forever;

A certain lot or parcel of land with a building and improvements thereon situated in the City of Waterville, County of Kennebec and State of Maine and more particularly described as follows:

Beginning at a point on the northerly side of Silver Street where the same is intersected by the westerly line of lands now or formerly of Henry T. Winters and running thence westerly along the northerly side of Silver Street 144 feet to a point in the easterly side of lands now or formerly of Frank H. Purnell and running thence northerly along the easterly line of lands formerly of Frank H. Purnell 195 feet to a point in the southerly line of lands now or formerly of Louis Poulon; thence running easterly along the southerly line of Louis A. Poulon and parallel to Silver Street 144 feet to the westerly line of lands now or formerly of Henry T. Winters and running thence southerly along the west line of Henry T. Winters 195 feet to the point of place of beginning.

The above described premises being more particularly described on a plan of said premises made by Green & Wilson, Engineers, dated February 5, 1929, and recorded in Kennebec County Registry of Deeds and being the same premises which were conveyed by National Dairy Products Corporation to Simmons & Hammond Manufacturing Company by warranty deed dated April 18, 1929 and recorded to Book 657, Page 524.

Subject to agreements, easements and restrictions of record.

Being the same premises conveyed by Gerald E. Roy to Gerald E. Roy and Mary C. Roy by warranty deed dated July 30, 1976 and recorded in the Kennebec County Registry of Deeds in Book 1930, Page 244.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said John G. Rizzo and Frank A. Rizzo, their heirs and assigns, to them and their use and behoof forever.

AND WE DO COVENANT with the said Grantees, their heirs and assigns, that we are lawfully seized in fee of the premises; that they are free of all encumbrances, EXCEPT AS AFORESAID; that we have good right to sell and convey

the same to the said Grantees to hold as aforesaid; and that we and our heirs shall and will WARRANT and DEFEND the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

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IN WITNESS WHEREOF, we the said Gerald E. Roy and Mary C. Roy have hereunto set our hand and seal this 2nd day of January, 1992.

Signed, Sealed and Delivered  
in the presence of

William P. Dubord  
(to both)

Gerald E. Roy  
Gerald E. Roy

Mary C. Roy  
Mary C. Roy

STATE OF MAINE  
COUNTY OF KENNEBEC, ss.

Date: January 2, 1992

Personally appeared the above named Gerald E. Roy and Mary C. Roy, and acknowledged the above instrument to be their free act and deed.

Before me,

William P. Dubord  
Notary Public

Print Name: William P. Dubord  
My Commission Expires: 06/27/94

WILLIAM P. DUBORD  
Attorney at Law  
Notary Public  
My Commission Expires 6/26/94

RECEIVED KENNEBEC SS.  
1992 JAN -3 PM 1:48  
ATTEST: Theresa Reed Mann  
REGISTER OF DEEDS